

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/79-81 SOUTH AVENUE ALTONA MEADOWS VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/61 MAY AVENUE ALTONA MEADOWS VIC 3028	\$555,000	28-Mar-23
1/2 WARREN COURT ALTONA MEADOWS VIC 3028	\$550,000	17-Aug-23
12 ASHBY COURT ALTONA MEADOWS VIC 3028	\$535,000	25-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 August 2023

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**2/61 MAY AVENUE ALTONA
MEADOWS VIC 3028**

3 1 2

Sold Price **\$555,000** Sold Date **28-Mar-23**

Distance **0.55km**



**1/2 WARREN COURT ALTONA
MEADOWS VIC 3028**

2 1 2

Sold Price ^{RS} **\$550,000** Sold Date **17-Aug-23**

Distance **0.65km**



**12 ASHBY COURT ALTONA
MEADOWS VIC 3028**

2 1 4

Sold Price **\$535,000** Sold Date **25-May-23**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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